Gypsy and Traveller Sites
Development Plan Document
Towards Preferred Options Consultation
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Photo 1: Private authorised site in South Gloucestershire

Source: West of England GTAA
1. Introduction

1.1 The publication of this document marks the second stage in the production of South Gloucestershire Council’s Gypsy and Traveller Sites Development Plan Document. The Council consulted on an initial ‘Issues and Options’ document for six weeks in January-February 2008 and we are now consulting on this ‘Towards Preferred Options’ document for a further six weeks.

1.2 This document builds on information contained in the Issues and Options document and explores a range of options to meet the current unmet need for Gypsy and Traveller accommodation in South Gloucestershire. The options include intensifying the use of some existing authorised sites and introducing potential site allocations for public consultation.

1.3 This is your opportunity to comment on the proposals in this document and tell us whether you agree with the proposed package of options. South Gloucestershire Council is putting forward suggested sites only at this stage. However, doing nothing or maintaining the ‘status quo’ is not an option, as the Council has been instructed by Central Government to prioritise the preparation of this document to meet the urgent unmet accommodation needs of Gypsies and Travellers in South Gloucestershire. For your information, should you wish to refer to the previous ‘Issues and Options document’, this can be found at www.southglos.gov.uk/gypsypdp

1.4 The table sets out the key stages and dates leading to the completion – what we term, ‘adoption’ of the Gypsy and Traveller Sites Development Plan Document. These are statutory plan making stages to which the Council must adhere.

1.5 The production of and consultation on this document marks the second stage of what comprises a three year process before South Gloucestershire Council can formally adopt the ‘final version’ of this document. Table 1 sets out the key stages and dates leading to the adoption of the Gypsy and Traveller Sites Development Plan Document. These are statutory plan making stages which the Government requires this plan to be prepared in accordance with.

1.6 The responses to this consultation document will be considered before preparing the final ‘Submission’ draft, which will also be subject to public consultation. The Submission document will be submitted to the Planning Inspectorate for consideration at a Public Examination.

1.7 Recent reforms to the planning system have strengthened community involvement in the plan making process. The active involvement of communities is a key element in all stages of plan preparation. This is particularly important in the context of this Gypsy and Traveller Towards Preferred Options Document, which many consider is a sensitive and controversial topic. This document is out for public consultation between 6 November 2008 and 29 January 2009. This is your chance to comment on the sites put forward in this document and help shape the final draft of the document.

1.8 A key aim of this ‘Towards Preferred Options’ paper is to seek consensus on pertinent issues early in the planning process. This is known as ‘front-loading’. If ‘frontloading’ works correctly, when the final document is submitted, there should be general community agreement on key issues and the way options have been chosen and selected. It is appreciated that not everyone may agree with what’s being promoted or the reasons why. However, the production stages explained in the section below will ensure that everyone has an opportunity to put forward their thoughts, ideas and suggestions in an open and fair way. This is an important part of the plan’s preparation.

How to make your comments

• By logging onto the Council’s consultation website http://consultations.southglos.gov.uk (please note there is no www. at the start) where the document can be viewed, questions answered and comments made on-line. The document can also be downloaded.

• By post to: Spatial Planning Team South Gloucestershire Council The Council Offices Castle Street Thornbury South Gloucestershire BS35 1HF

• By email to: planningLDF@southglos.gov.uk

Table 1 Preparation Stages for the Gypsy and Traveller DPD

<table>
<thead>
<tr>
<th>STAGE</th>
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<tbody>
<tr>
<td>Preparation of Issues and Options</td>
<td>January - November 2007</td>
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<td>Public Consultation on Issues and Options document and Sustainability Appraisal</td>
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<td>Consultation on Submission of G&amp;T Development Plan Document draft</td>
<td>October - November 2009</td>
</tr>
<tr>
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</tr>
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<td>Preparation for examination</td>
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<td>Adoption of DPD</td>
<td>December 2010</td>
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2. Background

Why do we need a specific Gypsy and Traveller Development Plan Document?

2.1 This document is one of the Council’s first Development Plan Documents to move through the new planning system and is being prepared because of a Direction from the Secretary of State in August 2006. The Direction states that the Secretary of State is satisfied there is a clear and immediate need to bring forward a specific Gypsy and Traveller DPD containing site allocations to provide accommodation for Gypsies and Travellers resorting to South Gloucestershire. In this context, a “Direction” means that Central Government has instructed South Gloucestershire Council to prepare this planning document.

2.2 The Secretary of State considers that within South Gloucestershire, the number of caravans on unauthorised developments is a significant indicator of continuing and relatively constant and high levels of unmet need for additional sites for Gypsies and Travellers. Consequently, this Development Plan Document has been identified as a priority in order to allocate sufficient new sites to help meet the unmet accommodation need for Gypsies and Travellers in South Gloucestershire.

2.3 If provision is not made for sufficient authorised sites (both permanent and transit), unauthorised camping is likely to continue. This can have a detrimental effect on relationships between the settled community and the Gypsy and Traveller community. A lack of authorised accommodation can also have negative effects on the welfare and social integration of Gypsy and Traveller families with the mainstream community.

2.4 The unmet need for authorised accommodation also means that increasingly Gypsy and Traveller planning applications are being decided on appeal, which means that although they may not be in the most suitable or sustainable locations, they are often gaining planning permission via an appeal to the Planning Inspectorate. An increase in authorised site provision in the most suitable and sustainable locations would make it difficult for proposals for unsuitable sites to gain planning permission. In addition, if more authorised sites are made available, this will strengthen the Council’s and Police ability to use effective enforcement powers.

2.5 It should be noted that in identifying this need, the approach taken by the Gypsy Traveller Accommodation Assessment (GTAA) is in line with the principles adhered to in determining general housing need.

What national planning policy does this Development Plan Document need to comply with?

2.6 Nationally, planning requirements and advice are set out in Planning Acts, Planning Policy Statements, Government Circulars and in other documents, such as White Papers. South Gloucestershire Council must comply with the legislation and legal requirements contained in these documents when preparing the Local Development Framework.

2.7 With regard to national guidance on planning for Gypsies and Travellers, Circular 01/2006 ‘Planning for Gypsy and Traveller Caravan Sites’ provides guidance on the planning aspects of finding suitable sites for Gypsies and Travellers and how local authorities and Gypsies and Travellers can work together to achieve this aim.

2.8 It is now a requirement under the 2004 Housing Act (Section 225) for all local authorities to carry out a Gypsy and Traveller accommodation needs assessment and to take a strategic approach in order to address a lack of suitable housing for Gypsies and Travellers. The Council therefore has a statutory obligation not only to provide suitable site provision, but also to ensure suitable housing is available for Gypsies and Travellers.

2.9 In preparing this document, the Council is also required to have regard to other statutory duties, which include those in respect of homelessness under Part V1 of the Housing Act 1996 and to our obligations under the Race Relations (Amendment) Act 2000. Under this Act, Councils have a general duty to actively seek to eliminate unlawful discrimination and to promote equality of opportunity and good race relations.

The regional planning framework

2.10 In order to ensure public confidence in the Development Plan Document process, it is important that figures in this document are founded upon a robust and credible evidence base. The West of England Gypsy and Traveller Accommodation Assessment (GTAA) prepared in October 2007 provides the evidence base for this document. This study found that there was a need for an additional 58 residential and 25 transit pitches in South Gloucestershire. Following the publication of the GTAA report, an additional 3 residential pitches have been provided on Council owned sites and in addition to this, one private Gypsy and Traveller site has now received planning permission for an additional 2 residential pitches. Consequently, the current level of unmet need as of November 2008 in South Gloucestershire is 53 residential pitches and 25 transit pitches.

2.11 The legislation requiring GTAA’s to be carried out specified that the accommodation needed should be expressed in terms of ‘pitches’. Previously the indicators of need had usually been expressed in numbers of caravans and, apart from public letting sites, supply was expressed as sites. For example, the only previous national estimate of need was the bi-annual count figure which was the number of caravans counted and all planning applications and subsequent permissions were defined as sites.

2.12 The South West Regional Assembly is currently the Regional Planning Body for the South West of England and, as such, is responsible for the production of the Regional Spatial Strategy (RSS), which outlines the regional planning context and ‘spatial’ vision for the South West until 2026.

2.13 The results of accommodation assessments feed into Regional Spatial Strategies and Local Development Frameworks. Circular 01/2006 states “The RSS revision should identify the number of pitches required (but not their location) for each local planning authority in the light of the GTAA and a strategic view of needs across the region.”

2.14 In early March 2008, the South West Regional Assembly undertook a ‘mini’ Examination in Public (EiP) into draft policy GT1 (Gypsy and Traveller Pitch Requirements) of the draft RSS. At the EiP, South Gloucestershire Council suggested that our unmet need for Gypsy and Traveller pitches, based on evidence in the West of England GTAA, was 58 residential pitches and 25 transit pitches.
2. Background

2.15 The independent Panel report was published in June 2008 and the independent Inspectors agreed that South Gloucestershire’s figures should be 58 residential pitches and 25 transit pitches. These figures have now been accepted in the Secretary of State’s Proposed Changes to the Draft RSS which were published on 22nd July 2008. This is not however the final document. The government is undertaking further public consultation on the Ministerial changes, and subject to amendments, the government is expected to publish and adopt the final RSS later this year, or early next year.

Definitions of Gypsies and Travellers

2.19 There are currently two definitions of Gypsies and Travellers, a planning definition and a housing definition. The planning definition is outlined in Circular 01/2006 ‘Planning for Gypsy and Traveller Caravan Sites’, while the housing definition is defined in section 225 of the Housing Act 2004.

2.20 The planning definition covers:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.

Existing Gypsy and Traveller planning policy in South Gloucestershire

2.16 Before the Development Plan Document is formally adopted, Policy H12 of the Local Plan and Circular 01/2006 will be used to assess new applications for Gypsy and Traveller sites. The Local Plan safeguards existing authorised Gypsy and Traveller sites to ensure they will remain as Gypsy and Traveller sites. This includes the Council’s two public sites at Highwood Road, Patchway and Old Gloucester Road, Winterbourne.

2.17 Policy H12 is a criteria led policy which does not specifically allocate sites having been prepared in accordance with previous government guidance. This has now been replaced by Circular 01/2006. Policy H12 is attached at appendix 3.

2.18 Circular 01/2006 now requires local authorities to identify suitable sites in their development plan document and states that only exceptionally will local planning authorities be able to rely solely on criteria based policies. This represents a clear change in government policy to ensuring that site specific allocations are prepared.

Photo 2 The refurbished amenity block at the Council’s Highwood Park site

Source: West of England GTAA
3. Spatial Vision and Objectives

Local Gypsy and Traveller context

3.1 South Gloucestershire, a Unitary Authority, is located in the South West of England, immediately north and east of the city of Bristol. It comprises approximately 49,700 hectares, extending from the Severn Estuary in the west to the Cotswold Hills in the east. The resident population is estimated at just over a quarter of a million (256,500 – Registrar General’s mid-year estimate 2007).

3.2 The principal urban area comprises the north and eastern fringes of Bristol, which are for the most part contained to the south of the M4 and M5 motorways, and the west of the A4174 Avon Ring Road. The two largest settlements, located outside the Bristol urban area, are Yate/Chipping Sodbury and Thornbury. There are also many small villages and rural hamlets dotted around the countryside.

3.3 There are around one hundred Gypsy and Traveller families permanently residing within South Gloucestershire, excluding those in transit. Families live in a range of locations including Council owned sites, some privately owned sites, usually owner occupied, or in housing. Since the ‘family’ is still the strongest social unit and family based self employment is very common, sites are often home to an extended family of several generations. There are currently no transit sites in South Gloucestershire.

3.4 The other group of Gypsies and Travellers, those in transit, are more noticeable. Gypsies and Travellers pass through South Gloucestershire on a seasonal basis, pulling up on unauthorised encampments, usually on the roadside or unoccupied private land. It is these sites which most strongly affect local public opinion and can lead to a negative perception of Gypsies and Travellers.

Emerging Vision and Spatial Objectives of this Gypsy and Traveller Development Plan Document

3.5 It is the Council’s understanding that no ‘New Age Travellers’ permanently reside in South Gloucestershire but they do occasionally pass through the area.

3.6 If there is no transit provision, there is rarely an opportunity to pursue legal processes as unauthorised encampments are short term and this can undermine confidence in the legal system. Until recently, it was not uncommon for there to be more than one hundred encampments a year but there has been a 50% fall in the number of such sites in the last five years, as the number of authorised private sites has increased. This aside, it is likely that there will always be families in transit who will not be accommodated on local family sites and are not seeking permanent residential accommodation in this area. Therefore, there will always be a need for transit provision.

3.7 It is important that the vision and spatial objectives of this Development Plan Document are consistent and seek to express the aims of the South Gloucestershire Sustainable Community Strategy 2008, particularly with regard to ensuring that all residents fulfil their potential and enjoy an excellent quality of life.

3.8 Implementing the Sustainable Community Strategy’s objectives through this Development Plan Document recognises that adequate site provision will enable existing issues relating to social exclusion, health inequality, and the welfare of children and young people to be addressed. Authorised site provision also allows inappropriate development to be addressed more robustly.

3.9 In putting together the vision for this Development Plan Document, it was essential that the vision statement reflected identified need, local distinctiveness and community objectives.

3.10 The draft vision of the Gypsy and Traveller Development Plan Document is:

By 2011, South Gloucestershire Council will ensure that land is available to meet the identified need for an additional 53 residential and 25 transit pitches. In ensuring this provision, this will achieve a marked reduction in the levels of unauthorised occupations and achieve improvements in the quality of Gypsy and Traveller accommodation, and access to services within our communities.

3.11 To support and achieve this vision the Council key objectives are:

- To support and create healthy and inclusive communities for all South Gloucestershire residents, balancing the needs of residents today with the need to protect and preserve the environment for future generations
- To promote sites of high quality design that lead to attractive, safe and functional environments, recognising the variation in character across South Gloucestershire
- To eliminate racial discrimination and tension by ensuring that Gypsy and Travellers can play a full and responsible role in the community
- To assist in the elimination of unauthorised Gypsy and Traveller encampments in South Gloucestershire through the provision of adequate residential and transit accommodation.

3.12 These objectives form a fundamental part of the new spatial planning system where a ‘joined up’ approach between the Council and other organisations and agencies address social, economic and environmental issues such as equality, health, access to decent housing and crime and disorder.

3.13 By ensuring that our partners’ plans and programmes interact with the planning system we can be more confident that they will be delivered effectively. In doing this, the Development Plan Document can be considered a spatial plan in all respects.
4. Previous public consultation

4.1 As part of the pre-production work on this document, the Council undertook pre-Issues and Options stakeholder engagement between June and October 2007. This exercise enabled key issues and emerging themes to be debated with selected identified stakeholders. The approach taken was to seek the views primarily of the Partnership Against Hate Crime and the Multi Agency Forum for Traveller Children. These stakeholders were engaged because of their role and function as public service providers and their close working relationship with the Gypsy and Traveller community.

4.2 The Council undertook six weeks public consultation on an ‘Issues and Options’ document on 1 January and February 2008. In addition to contacting all Town and Parish Councils, and everyone on the planning policy mailing list, information was made available through ‘one stop shops’, libraries and the internet.

4.3 Three consultation events were held to promote the document. This along with the other publicity and promotion generated 50 consultation responses from 41 respondents. Full details of the Issues and Options consultation undertaken can be found in the ‘Issues and Options Consultation Statement’, which can be accessed on the Gypsy and Traveller Development Plan Document website www.southglos.gov.uk/gypsytdpd

4.4 All public consultation was carried out in accordance with South Gloucestershire’s Statement of Community Involvement adopted on 21 May 2008 available at www.southglos.gov.uk

4.5 South Gloucestershire has a well established process for consulting with members of the local Gypsy and Traveller community (via the Corporate Traveller Unit). This usually involves one to one consultations on sites, in conjunction with the bi-annual government caravan count. The bi-annual count is undertaken by the Council’s Traveller Unit twice a year (usually January and July) and involves recording the total number of Gypsies and Travellers within the area of South Gloucestershire on a particular day. In addition to consultation on sites, consultations on Council wide issues relevant to the community are carried out on an ad hoc basis. Consultations specific to the need and supply of pitches have been ongoing since 2004.

4.6 As a continuation of the ongoing involvement of local Gypsies and Travellers in the Development Plan Document process, during the January 2008 bi-annual Gypsy and Traveller caravan count, each family was given a copy of a ‘plain guide’ that was produced to accompany the main Gypsy and Traveller Sites Issues and Options document. This guide succinctly explains the key issues contained in the main document. It also provides contact details, in case stakeholders wish to access a copy of the main Issues and Options document.

4.7 The families were also given a short questionnaire, with the objective of gaining information that could be used to help shape future drafts of the Gypsy and Traveller Sites Development Plan Document and to identify if any capacity exists on existing authorised sites to intensify their use.

4.8 Finally, during the formal Issues and Options consultation, a specific engagement event was organised for the local Gypsy and Traveller community. This event was well attended and the local travelling community had an opportunity to comment orally on the proposals in the Issues and Options document.

Content and Outcome of Consultation

4.9 The Issues and Options document outlined a ‘package’ of options which could provide a starting point for discussing how to meet the future accommodation requirements for Gypsy and Travellers in South Gloucestershire.

4.10 The Issues and Options document suggested that the unmet accommodation need could be met in the following ways:

1. Identifying broad zones of search where further Gypsy and Traveller sites could be sited.
2. Investigating the possibility of changing the circumstances of some existing Gypsy and Traveller sites.
3. Identifying and appraising unused South Gloucestershire Council land and other surplus public sector land in order to check whether any of this land could be suitable for Gypsy and Traveller sites.
4. Refining planning policies to guide planning decisions on proposed Gypsy and Traveller sites.
5. Inviting the identification of other possible sites.

4.11 The consultation feedback was generally supportive of this spatial strategy. The general feedback received indicated respondents supported the proposed hierarchy of the zones of search and supported the option of changing the status of some existing sites. There was also 100% support for the option of looking at public sector land to try and bring forward sites.

4.12 This is considered a very positive position. It demonstrates a clear appreciation of the issues and recognition that the emerging spatial strategy being tested and developed through this Development Plan Document is capable of meeting the level of unmet need for Gypsy and Travellers in its area. Moreover, it provides a sound basis to introduce the portfolio of individual sites put forward in this document at appendix 4.

Development Plan Document timetable

4.13 The Council acknowledges it has a duty of care with regards to meeting the accommodation needs of Gypsies and Travellers in its area. The time period covered by the Development Plan Document is 2006 up to 2011. This is in response to the urgent need to provide additional pitches and the Direction from the Secretary of State in August 2006 instructing South Gloucestershire Council to carry out this work by 2011.

4.14 It is recognised that there will still be provision to meet beyond 2011. Our preferred approach to manage and provide for this is to address provision through the Core Strategy and through ‘ad-hoc’ applications received by the local planning authority which will be assessed under Policy B discussed at Chapter 6.
5.1 Historically, Gypsy and Traveller sites were not defined by ‘pitches’ but simply a site or by number of caravans. New legislation however, now requires need to be expressed as pitches. Identified need is therefore no longer measured in terms of numbers of caravans, but number of pitches.

5.2 There is currently no national definition of what constitutes a pitch. In the absence of a national definition, this approach will allow for each site to be assessed on its own merits through the Sustainability Appraisal process. This will ensure the most suitable number of pitches to be provided on each site.

5.3 For the purposes of this document, the definition of a pitch as set out at the Glossary of Terms at appendix 1 is as follows:

“An area of a Gypsy/Traveller site where a single household lives in their caravans or trailers with other related amenities.”

Preferred Strategy to find sites up to 2011

5.4 As explained in the Issues and Options Consultation paper, the overriding objective of this Development Plan Document is to find suitable sites for Gypsy and Traveller families in sustainable locations in order to meet the additional identified need, which at October 2008 currently stands at 53 residential and 25 transit pitches.

5.5 Sites identified through this process however will still be subject to the planning process and applications will need to be submitted to authorise their use as Gypsy and Traveller sites.

However, by identifying suitable and deliverable sites in this new plan, it is hoped provision for Gypsy and Traveller families can be accommodated in a clear and less random way.

5.6 The Council’s preferred strategy, building on the outcomes of the Issues and Options consultation exercise, comprises:

1. Providing more pitches on existing Gypsy and Traveller sites
2. Finding additional sites in close proximity to existing Gypsy and Traveller sites
3. Finding additional sites.

Stage 1 – Providing more pitches on existing sites

5.7 There are strong social, cultural, economic and environmental justifications for using existing private Gypsy and Traveller sites more intensively. These include:

i) Many families on their own private residential sites want to make provision for their own family growth
ii) It is more ecologically sustainable than encroaching on previously unused land
iii) It is more socially sustainable by reinforcing the cultural preference for extended family units
iv) Where sites are already established, local community reaction is generally more favourable
v) There is no land purchase cost involved
vi) As low density development, intensification will bring sites more in line with nationally recommended housing densities
vii) Identifying new land available for use as Gypsy and Traveller sites is proving difficult.

5.8 Currently, in some cases, private authorised sites only benefit from a qualified planning permission i.e. it is restricted to certain people or has a time limit. By identifying these sites in this Development Plan Document, Gypsy and Traveller families will be able to apply for a permanent consent and where necessary remove any personal conditions to that family.

5.9 We are aware that there are concerns that regularising or making sites permanent in this way distorts or circumvents the planning process. However, in the absence of alternative suitable accommodation, it would prove difficult to move the families off their existing sites. It is suggested that regularising the situation is an acceptable pragmatic approach to an urgent situation, given that solutions in this Development Plan Document must be realistic and deliverable. Consequently, it would not be logical to allow existing sites to fall out of use, thereby increasing demand for pitches, while the Council is striving to meet existing unmet need.

5.10 However, alternative methods to the suggested approach have been considered, such as not using existing Gypsy and Traveller sites and looking to allocate all new pitches across the district. These new pitches could be land available on the commercial market, surplus public sector land, or alternatively restricted to only being allocated in particular areas of the district. The Council however rejects these approaches as they are not appropriate to meeting the needs of Gypsy and Traveller families in the area. Moreover, they are considered to be random approaches which are neither logical nor robust and likely to result in the Council struggling to accommodate the required number of pitches.

5.11 Therefore the preferred way forward with regard to the proportion of need which the GTA identified as family growth is to seek the intensification of private authorised sites as it meets the expressed wishes of the Gypsy and Traveller community. The way we intend to do this is set out below.

5.12 The Issues and Options document noted that on some existing private sites there is room to add more pitches without altering any site boundaries.

5.13 As part of the Issues and Options consultation, officers asked all families on existing authorised sites if a) they had capacity to intensify and b) whether they would like to explore the idea of reorganising their site into pitches to accommodate growing family need.

5.14 This was seen to be an acceptable way of meeting some of the identified shortfall in accommodation need at the Consultation stage.

5.15 Following consultation, eight local families wanted to pursue this option. Working with these families, officers have identified that intensification of these sites could result in 21 additional residential pitches and 4 transit pitches.

5.16 As a result, this means that a considerable proportion of the required residential need in South Gloucestershire can be accommodated through existing
5. **Approach to finding potential pitches**

Gypsy and Traveller sites. Consequently, this reduces the number of new sites required in the area when putting together this Gypsy and Traveller Development Plan Document.

5.17 If 21 residential pitches and 4 transit pitches can be provided on existing sites, then to meet the overall requirement of 53 residential pitches and 25 transit pitches, a further 32 residential and 21 transit pitches need to be found.

**Zones of search**

5.18 The Issues and Options document promoted the concept of dividing South Gloucestershire into seven ‘zones of search’ (Map 1) and proposed a hierarchy of the zones of search, with the least environmentally constrained zones identified as the most suitable for locating future Gypsy and Traveller sites (Diagram 1). It also established that all Council land, as well as other public sector land in South Gloucestershire, should be appraised to assess the potential for Gypsy and Traveller use. The feedback from public consultation on these two options was positive and there were no specific objections.

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<th>Diagram 1</th>
<th>Proposed Hierarchy of Zones of Search</th>
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<td>1 Zone A</td>
<td>(Rural)</td>
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<tr>
<td>2 Zone G</td>
<td>(Settlements)</td>
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<tr>
<td>3 Zone D</td>
<td>(West Green Belt)</td>
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<tr>
<td>4 Zone B</td>
<td>(East Green Belt)</td>
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<tr>
<td>5 Zone C</td>
<td>(Central Green Belt)</td>
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<tr>
<td>6 Zone F</td>
<td>(Cotswolds AONB)</td>
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<tr>
<td>7 Zone E</td>
<td>(Severn levels - specifically Flood Zone 3 land)</td>
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5.19 The Issues and Options document also invited stakeholders to suggest land to the Council that could be suitable for new Gypsy and Traveller sites which could then be assessed against the above zones of search. Apart from existing Gypsy and Traveller sites, no further land was formally suggested during the Issues and Options consultation. The Council however considers that the zones of search are an effective locational approach to identify new sites. This methodology has therefore been applied to finding new sites. The approach taken forms part of stage 3 and of the site location strategy and is explained in the following sections.

**Stage 2 - Finding additional sites in close proximity to existing Gypsy and Traveller sites**

5.20 The Issues and Options document recognised that there were areas of the District to which Gypsies and Travellers have often resorted. These related to Zone C and Zone E. Zone C is an area where Gypsies and Travellers already resorted and Zone E is an area where Gypsies and Travellers have a long standing presence within the area.

5.21 It therefore made sense to try and find sites in these areas. This therefore became the focus of the second element of the locational strategy – to identify suitable sites in close proximity to existing Gypsy and Traveller sites.

5.22 Zone C and Zone E are however subject to certain constraints. Zone C is mainly Green Belt land and the central part of this land is susceptible to flooding. Zone E is similarly Green Belt land but the vast majority of this area is characterised by high flood risk.

5.23 Nevertheless, whilst due attention has been given to these issues, on balance, having regard to the urgent need situation and the need of having to find new sites, those constraints have essentially been weighted in appropriate circumstances against the need for providing additional pitches.

5.24 One site in each zone was identified. These two sites were assessed for potential numbers for Gypsy and Traveller pitches and following consultation, resulted in the possibility of 14 residential and 2 transit pitches.

5.25 Adding these pitches to those which can be provided through intensification of existing sites, in order to meet the overall requirement of 53 residential pitches and 25 transit pitches, 18 residential and 19 transit pitches need to be found as part of the third stage of finding additional sites.
5. Approach to finding potential pitches

Stage 3 - Finding additional sites

How these sites were found

5.26 In general terms, the preferable approach is to steer future Gypsy and Traveller provision on to 'unconstrained' land (Zones A and G). However, given the proven difficulty in finding sites within these areas, as explained at paragraph 5.19, the zones of search approach enables a range of possible locations across the district to be appraised. Further information in relation to each zone and what they represent can be found at appendix 2 of this document. More details in relation to the zones can be found at pages 24 – 28 of the Issues and Options Consultation document available at www.southglos.gov.uk/gypsydpd

5.27 As explained at the Issues and Options stage, there are areas of absolute constraint for Gypsy and Traveller pitches, which include: existing public open space, Sites of International Nature Conservation interest (the Severn estuary), Sites of National Conservation Interest, Scheduled Ancient Monuments and COMAH zones.

5.28 However, having discounted such land, there are still some opportunities within each zone of search and a clear and rational process has been undertaken in finding new sites. The process involves a 3 stage process. By ranking the District into zones of search, locational preferences were established. This then enabled sources of land supply to be identified and then the sites evaluated against the criteria referred to at paragraphs 5.30 and 5.31 below.

5.29 To help identify possible sites, the Council looked at 4 main sources of land:

1. Surplus land owned by public sector organisations
2. Council owned land more than 0.2 hectares in area
3. Small areas of land identified as part of the Residential Land Availability Survey that were previously identified for residential development but now surplus to requirements
4. Any other land brought to the Council’s attention.

5.30 In looking at the principle of sites being considered suitable for Gypsy and Traveller use, a preliminary assessment of the land for any potential site hazards, any access/highway issues and available utilities (if any) was undertaken.

5.31 Potential sites also had to be reasonably capable of delivery over the next 3 years.

5.32 The preferred option is to steer future Gypsy and Traveller sites onto 'unconstrained' land (Zones A and G). Zone A, the most preferred zone (Map 1), has been subject of the most intensive search. This involved a recent independent study commissioned by the Council which has confirmed and highlighted the dearth of privately owned land currently on the market within Zone A, our most preferred zone. This confirms the Council’s position that site opportunities are very limited in Zone A.

5.33 All sites that have come forward and support the above strategy are listed in appendix 4 attached to this document.

5.34 The Council anticipates that the consultation phase will result in any information relevant to the site search, and not so far considered in the process, being brought to its attention by Partners and other stakeholders.

5.35 The plots of land represent sites that have come through the above identification process and are considered to have the capacity to become allocated for Gypsy and Traveller use.

5.36 This is not a final list of the sites that will be used, as consultation responses will be taken into consideration together with suggestions for alternative locations which perform better under the criteria.

5.37 Sites identified through this process have also been subject to a Sustainability Appraisal undertaken by South Gloucestershire Council. This is also out for Consultation as it accompanies this document and can be viewed at www.southglos.gov.uk/gypsydpd. Any further sites which become available will also be subject to the above criteria and subsequent Sustainability Appraisal.

5.38 It should be noted that sites under consideration at the next stage (Submission draft) will be subject to a further comprehensive assessment using specialist input where appropriate.
6. Planning Policy Areas

6.1 This chapter sets out the proposed policy areas which will be used when assessing planning applications for new Gypsy and Traveller sites in South Gloucestershire, including applications to remove or vary conditions on existing planning consents.

6.2 Policy A is to be used to assess planning applications for all allocated sites within this Development Plan Document.

6.3 Policy B will be used to assess future planning applications for Gypsy and Traveller sites on land not allocated in this Development Plan Document.

6.4 Finally, Policy C (which will gradually replace H12) will safeguard those existing authorised Gypsy and Traveller sites in South Gloucestershire.

A. Policy for allocated sites – permanent and transit

6.5 This policy would be used to assess those allocated sites where Gypsy and Traveller families have put their land forward for additional pitches and those additional sites that have come forward through the selection process.

6.6 The policy below would be used to assess planning applications on sites that are allocated in this document. The sites listed below are those promoted in this consultation draft Development Plan Document. They are not the final list of sites and are therefore shown for illustrative purposes only to demonstrate how Policy A might work.

Land is allocated for Gypsy and Traveller residential and or transit use by those persons who meet the definition of ‘Gypsy or Traveller’ in ODPM Circular 01/2006: Planning for Gypsy and Traveller Sites on the following sites:

1. Land at Bank Road, Pilning
2. Frampton Park, (Cog Mill), Bristol Road, Frampton Cotterell
3. Henfield paddock, Henfield Road, Coalpit Heath BS36 2TG
4. Cottage View, Gloucester Road, Almondsbury BS32 4HW
5. Green Orchards, Berwick Lane, Easter Compton BS35 5RU
6. Bridge View, Westerleigh Road, Westerleigh BS37 8QG
7. Hill View, Badminton Road, Nibley, BS37 5JF
8. Elm Farm, Westerleigh Road, Westerleigh BS37 8QF
9. Land at Bank Road, Pilning (2)
10. Land adjacent to Northwood Park, Winterbourne
11. Homefields, Hall End Lane, Wickwar
12. Land at Wyckbeck Road, Patchway
13. Land at Badminton Road Industrial Estate, Kendall Close, Yate
14. Land adjacent to Aust Services, Sandy Lane, Aust
15. Land at Curtis Lane, Stoke Gifford
16. Land at Northwick Road, Pilning
17. Land at Old Gloucester Road, Winterbourne

For Gypsy and Traveller development on these sites, planning applications will be expected to be accompanied by a site location plan, layout/block plan, details of access and turning arrangements, a design and access statement and where appropriate a landscaping plan.

B. Policy for windfall sites (sites not allocated in this DPD)

6.7 This policy could be used to assess future planning applications on sites that are not allocated in this document.

Proposals for use of land for the stationing of residential caravans occupied by those persons who meet the definition of ‘Gypsy or Traveller’ in ODPM Circular 01/2006: Planning for Gypsy and Traveller Sites. Sites not allocated in this Development Plan Document under Policy A will be permitted provided that:

A. Development would not have unacceptable environmental or transportation effects; and
B. The land is not the subject of unacceptable levels of noise disturbance, air pollution, smell, dust or contamination; and
C. The proposal would not unacceptably prejudice the amenities of neighbouring residential occupiers; and
D. Adequate provision is made for vehicular access, parking and manoeuvring.

Applications will also need to provide evidence as to why available sites allocated within the adopted Gypsy and Traveller Development Plan Document are not suitable. Applications will need to demonstrate why the proposed site performs better than those sites allocated within the Gypsy and Traveller Development Plan Document.

C. Policy for safeguarding existing authorised sites

6.8 Policy H12 of the South Gloucestershire Local Plan safeguards existing authorised Gypsy and Traveller sites (appendix 3).

6.9 It is considered that this policy needs to be extended to safeguard both existing sites and the proposed authorised Gypsy and Traveller sites in this Development Plan Document until such time as there is no longer any outstanding need to be met.

6.10 As the measures to 2011 are to deal with an exceptional situation, it would be equitable to ensure that sites provided under these proposals are not lost to alternative uses while there is a proven need for sites. In addition, this will also provide a sense of certainty and security to both the travelling community and the settled community.

6.11 South Gloucestershire Council owns and manages two socially rented Gypsy and Traveller sites – Highwood Park in Patchway and Northwood Park in Winterbourne. The Issues and Options document previously mentioned that an
6. Planning Policy Areas

assessment of the two sites would be undertaken to see if there is capacity (over and above the three additional planned pitches on Highwood Park) to intensify these sites.

6.12 Highwood Park has subsequently been refurbished and has gained the additional three planned pitches. Northwood Park does not physically have room for more pitches within its existing boundaries.

6.13 This policy would be used for safeguarding existing Gypsy and Traveller sites:

Existing Gypsy and Traveller sites will be safeguarded for Gypsy and Traveller use, as defined on the Proposal Maps. These sites will continue to be safeguarded for as long as the need exists for Gypsy and Traveller accommodation in South Gloucestershire:

1. Hill View, Badminton Road, Nibley, BS37 5JF
2. Swan Lane, Winterbourne (1) BS36 1RW
3. Swan Lane, Winterbourne (2) BS36 1RW
4. Swan Lane, Winterbourne (3) BS36 1RW
5. Frampton Park, Bristol Road, Frampton Cotterell
6. Elm Farm, Westerleigh Road, Westerleigh BS36 8QF
7. Green Orchards, Berwick Lane, Easter Compton BS35 5RU
8. Shortwood Yard, Shortwood Hill
9. Greengate Yard, Pucklechurch
10. Parkfield Road, Pucklechurch
11. Siston Lane (1), Pucklechurch
12. Siston Lane (2), Pucklechurch
13. Orchard Farm, Pomphey Hill, Mangotsfield BS37 8OQ
14. Westerleigh Road, Mangotsfield
15. 1A Howsmoor Lane, Emersons Green (1) BS16 7AH
16. Howsmoor Lane, Emersons Green (2) BS16 7AH
17. Burton Road, Tormarton (1)
18. Appletrees, New Street, Charfield GL12 8ES
19. Bank Road, Pilning
20. Henfield Paddock, Henfield Road, Coalpit Heath BS36 2TG
21. Cottage View, Gloucester Road, Almondsbury BS32 4HW
22. 56 Ram Hill, Coalpit Heath BS36 2TX
23. Moor Paddock, Westerleigh Road, Pucklechurch BS16 9PY
24. Tall Trees, Over Lane, Almondsbury BS32 4DQ
25. Bridge View, Westerleigh Road, Westerleigh BS37 8QG
26. Burton Road, Tormarton (2)
27. The Meadows, Parkfield BS16 9NS
28. Meadow View, Shortwood Road, Pucklechurch BS16 9PQ
29. Highwood Park, Highwood Road, Patchway BS34 5DJ
30. Northwood Park, Old Gloucester Road, Winterbourne BS36 1RZ

6.14 Once this Development Plan Document is adopted, those existing sites listed at paragraph 6.13 in the document as Gypsy and Traveller sites will be safeguarded in this Development Plan Document.

6.15 In addition, those sites allocated under Policy A will, as they become implemented, be afforded safeguarded status in accordance with Policy C.
7. Implementation and delivery

7.1 The Council cannot deliver pitches through this Development Plan Document without the input of other stakeholders, but it aims to provide the most supportive framework possible for allocated sites to result in sufficient homes for Gypsies and Travellers in the area. Once land has been identified as suitable for the development of Gypsy and Traveller pitches, landowners will be encouraged to submit planning applications to meet the identified shortfall by 2011. The main function of this document is to outline how land was being used can be maximised given that all the factors involved are not within the control of the Council.

7.2 There are three possible ways in which sites will be provided:

1) Private land either owned by Gypsies and Travellers making provision for their own families or other landowners.

The West of England GTAA has shown that the majority of local Gypsies and Travellers would prefer their own private family sites with only sufficient pitches to meet the needs of one extended family. It is normally easier for small private sites to blend into the local environment and it should also be easier for these families to integrate into the local community. It is for this reason that the Council has chosen to emphasise private provision. This mirrors the trend in mainstream housing and is good value in terms of public expenditure. It is acknowledged however that not every family will be able to afford the set up and development costs of a private pitch. Domestic mortgages are not available for Gypsy and Traveller sites and there is little or no equity value in caravans.

2) Letting pitches owned by local authorities, registered social landlords or private landowners, including the possibility of part ownership schemes similar to those available in the mainstream housing sector and long term leasehold developments.

South Gloucestershire Council currently owns and manages two multi pitch residential Gypsy and Traveller sites. There will always be a need for this form of ‘managed’ accommodation, but going forward, the intention is to minimise the need for public residential sites by enabling purchase through loan schemes. The Council does not intend to set up any further public residential sites, where pitches are rented, unless there is a significant shortfall in private provision. The exception to this is transit sites which will be provided either directly by the Council or in co-operation with Registered Social Landlords or market providers.

3) For the post 2011 phase, delivering sites as part of larger residential developments (secured through legal agreements with the developer, attached to planning permission).

Although the Development Plan Document concentrates on need to 2011, it is recognised that the West of England GTAA assessed need until 2016.

Once the Development Plan Document is adopted, it is anticipated that enough sites will exist to meet the identified shortfall in accommodation need until 2011. The Council will then be in a position when dealing with unauthorised encampments to ‘steer’ Gypsies and Travellers who require temporary accommodation towards allocated transit provision. Furthermore, those Gypsies and Travellers who require more permanent accommodation can be advised of allocated or preferred locations where planning permission can be applied for.

The Council anticipates that the identified accommodation need post 2011 of 22 residential pitches can be accommodated through the delivery of the Core Strategy. The Council could require the developers of these projects to provide pitches, as part of planning, for balanced and mixed communities.

7.3 The result of these authorised sites being made available will be to strengthen the ability of the Council and the Police to use enforcement powers effectively when dealing with unauthorised encampments.

Enabling Pitch Delivery

7.4 To maximise the take up of allocated land, and particularly if there is a need for pitches with a rented element, the Council will work with Registered Social Landlords and social loan organisations. The objective is to explore the best ways of supporting Gypsies and Travellers to enter the part owner/part rent market to make the initial move to achieve their aspiration of being owner/occupiers. The Council has applied for government funding to assist Gypsy and Travellers to purchase and/or develop their own sites. This is an innovative scheme which would support the Development Plan Documents aim of enabling families to make their own provision on existing or new sites. Loans could be secured against land value and the scheme administered by Wessex Reinvestment Trust. The July 2008 report to the Housing Corporation prepared by the Centre for Urban and Regional Studies at the University of Birmingham notes that the Department for Communities and Local Government is keen to encourage the development of innovative solutions for accommodation provision for Gypsies and Travellers through the Gypsy and Travellers Sites Grant. The Council hopes that this will manifest itself through the approval of its current grant application.

7.5 Owners of those sites which go through to the formal submission stage of the Development Plan Document will be encouraged to make applications through the planning system as allocated sites within this Development Plan Document their prospect of approval will be greatly enhanced.

7.6 Nationally Gypsy/Traveller site applications have met with a low success rate and a high proportion of those which do succeed do so on appeal. The Council’s Corporate
Traveller Policy recognises that Gypsy/Travellers have particular difficulty in using the planning system and offer support to applicants to minimise this disadvantage. Planning applications must be submitted to a certain standard in order for them to be effectively processed by the local planning authority in Development Control. The Council will continue to work with Gypsy/Traveller applicants to enable the minimum standard of applications to be reached in addition to continuing to provide welfare reports to inform the decision making process.

Meeting the requirements of Sustainability Appraisal

7.7 Under Section 39 of the Planning and Compulsory Purchase Act 2004, plans which consider how land should be used are required to be prepared with a view to contributing to the achievement of sustainable development. In this respect, the concept of sustainability is at the heart of this Gypsy and Traveller Development Plan Document. As part of its production, the Council is required to undertake a Sustainability Appraisal of the document. The purpose of a Sustainability Appraisal is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of spatial plans, such as this Development Plan Document.

7.8 The Council produced, and consulted on, an Initial Sustainability Appraisal Report at the Issues and Options stage. To accompany this ‘Towards Preferred Options’ document, a formal Sustainability Appraisal Report, which outlines the significant environmental and sustainability effects of the options proposed has been produced. This report appraises all the sites in the document. A copy is available at www.southglos.gov.uk/gypsydpd.

What happens next?

8.1 All comments and suggestions that we receive will help us to prepare for the next stage in the production of the Gypsy and Traveller Development Plan Document. A report will be prepared after the end of the statutory consultation period to outline how comments received have been considered, and whether the document has been changed in light of community responses.

8.2 The response to this present ‘Towards Preferred Options’ consultation will inform the final stage of production, known as a ‘Submission draft,’ which will build on information contained in this ‘Towards Preferred Options’ document.

8.3 It is acknowledged that finding suitable sites is difficult in this area. Members of the public and statutory consultees are asked to consider the issues raised by this document carefully and participate fully in finding solutions to the unmet accommodation need of Gypsies and Travellers in South Gloucestershire.

8.4 Your comments are invited on this ‘Towards Preferred Options’ document between 6 November 2008 and 29 January 2009.

8.5 The sites included in this document are sites that have been brought to the Council’s attention to date. If however, you are aware of any land, or own any land which you think may be suitable for Gypsy/Traveller use, please contact the Spatial Planning Team on 01454 863469 or at the address below.

8.6 It is important to recognise that planning applications for Gypsy/Traveller sites will still need to be submitted to South Gloucestershire Council. This is the same as for any other land use proposal that requires planning consent.

8.7 You may choose to make your comments in several ways:

• By logging onto the Council’s consultation website http://consultations.southglos.gov.uk (please note there is no www. at the start) where the document can be viewed, and comments made online. The document can also be downloaded.

• By post to: Spatial Planning Team South Gloucestershire Council The Council Offices Castle Street Thornbury South Gloucestershire BS35 1HF

• By email to: planningLDF@southglos.gov.uk
Appendices

Appendix 1: Glossary of Terms

Amenity Building
At present, there is no single definition of an amenity building. The draft government guidance states that at a minimum, amenity buildings should include: hot and cold water; electricity supply; separate toilet; a bath/shower room and a kitchen and dining area.

Caravan
A caravan is any structure designed or adapted for human habitation that is capable of being moved from one place to another. Twin unit caravans are included in the definition although they cannot be moved when assembled. Maximum dimensions are 20m x 6.8m x 3.05m.

Family Site
A private caravan site owned and occupied by an (extended) family. Broadly equivalent to owner-occupation in mainstream housing.

Gypsy and Traveller
In this document, the term is used to include all ethnic Gypsies and Irish Travellers, plus other Travellers who adopt a nomadic way of life. It does not include Travelling Showpeople.

Local Development Framework (LDF)
The LDF sets out the planning framework for the local area. LDF’s replace Local Plans.

Pitch
Area of a Gypsy/Traveller site where a single household live in their caravans or trailers and other related amenities.

Regional Spatial Strategy (RSS)
Sets out the long term strategic planning strategy for how a region should be developed. In the case of South Gloucestershire, the relevant document is the South West Regional Spatial Strategy which covers the period between 2006 and 2026.

Registered Social Landlords (RSL)
Not-for-profit organisations that can bid for regional funding to establish and run Gypsy and Traveller sites.

Gypsy and Traveller Site
An area of land laid out and used for Gypsy and Traveller caravans. Sites vary in type and size and can range from one-caravan private family sites on Gypsy and Traveller’s own land to large local authority sites.

Transit site
Authorised Gypsy and Traveller site intended for short-term use by those in transit to other areas. The site is permanent, sometimes seasonal, but people who stay on it may only do so for a temporary period (normally up to three months). These sites have fewer facilities than permanent residential sites.

Unauthorised Development
A Gypsy and Traveller site established on Gypsy and Traveller owned land without appropriate planning permission or site licence.

Unauthorised Encampment
A piece of land where Gypsies and Travellers reside without planning permission. The land is not owned by those involved in the encampment and is often located on the edge of roads/car parks or in other unsafe or unsuitable environments.

Appendix 2: Zones of Search

Zone A (Rural)
This area encompasses a large, predominantly rural part of South Gloucestershire, stretching from the north of Thornbury across to land north of Yate and Chipping Sodbury, which is not designated Green Belt. The vast majority of this area is not subject to environmental constraints. This aside, the central part of this zone is susceptible to flooding from Ladden Brook. Within this Zone sites that are better related to services and facilities are considered to be more sustainable.

Circular 01/2006 states that rural settings, where not subject to special planning constraints, are acceptable in principle for Gypsy and Traveller sites. In sustainability terms, any identified land in this area would be in close proximity to the market towns of Thornbury and Yate/Chipping Sodbury which would enable future sites to access essential facilities and services without having to travel unreasonable distances. This zone has the least environmental constraints and it is therefore considered that this is a priority zone for identifying future Gypsy and Traveller sites.

Zone B (East Green Belt)
This area is mainly Green Belt land to the east of Downend, Kingswood and Longwell Green. The east of this zone is bounded by the Cotswolds AONB. The majority of this zone is rural in character and residential development is constrained by the Green Belt. After the ‘rural’ and ‘settlement’ zones, it is considered that the Green Belt zones have the most potential to accommodate future Gypsy and Traveller sites.

Zone C (Central Green Belt)
This area is in the centre of South Gloucestershire and is mainly Green Belt land directly to the west of Yate, surrounding the villages of Winterbourne, Frampton Cotterell, Coalpit Heath and Iron Acton. The majority of this area is rural and most villages, surrounding but not including Winterbourne, Frampton Cotterell and Coalpit Heath are ‘washed over’ by the Green Belt. The central part of this zone is susceptible to flooding from the river Frome and Ladden Brook. It is considered that this zone ranks slightly less favourably than the other two Green Belt zones because of its susceptibility to flooding.

Zone D (West Green Belt)
This area is mainly Green Belt land to the north of Patchway, south and east of Cribbs Causeway Retail Park and to the south and south west of Thornbury. The M4 and M5 motorways cut through this zone, while the majority of villages are ‘washed over’ by the Green Belt. Outside the villages, this zone is predominantly rural in character. It is considered that this zone has broadly the same potential to accommodate future Gypsy and Traveller sites as the other two Green Belt zones but none of this land suffers from flood risk.

Zone E (Severn Levels)
This zone encompasses an area at the western edge of South Gloucestershire, adjacent to the Severn Estuary. The vast majority of this area is characterised by high flood risk and is classified as flood zone 3. The majority of this zone is also Green Belt land. The M48 and M4 motorways also run through this zone. In accordance with PPS 25, it is considered that Flood Zone 3 land in this zone to have the least potential to accommodate Gypsy and Traveller sites.

Zone F (Cotswold Area of Outstanding Natural Beauty)
This zone covers an area at the eastern edge of South Gloucestershire. The whole area is an Area of Outstanding Natural Beauty. The majority of the area is rural in character and the M4 motorway passes through the middle of the zone. This zone sits below the three Green Belt zones in the Council’s hierarchy, as the entire zone is an Area of Outstanding Natural Beauty and is further away from urban areas than the Green Belt zones.

Appendices

Appendix 3

South Gloucestershire Local Plan
(Adopted) January 2006

Policy H12 - Sites for Gypsies

Proposals for the use of land for the stationing of residential caravans occupied by Gypsies will be permitted in those parts of the district outside the Green Belt and the Cotswolds AONB, provided that:

A. Development would not have unacceptable environmental effects; and

B. The land is not the subject of unacceptable levels of noise disturbance, air pollution, smell, dust or contamination; and

C. The proposal would not unacceptably prejudice the amenities of neighbouring residential occupiers; and

D. Adequate provision is made for vehicular access, parking and manoeuvring.

Preferably sites should be within a reasonable distance of local services and facilities such as shops, doctors’ surgeries and primary schools, though more remote sites may be acceptable.

Gypsy sites will not be appropriate within the Green Belt or the Cotswolds AONB.

Existing authorised land for accommodation by Gypsies will be safeguarded including the following sites, as defined on the proposals map:-

1. Highwood Lane, Patchway;
2. Old Gloucester Road, Winterbourne.
Appendices

Appendix 4

Stage 1:
Existing sites 1-8

Stage 2:
Additional sites in close proximity
to existing Gypsy and Traveller sites
9-10

Stage 3:
Additional sites 11-17

Photo 4: The new office at the Council’s Highwood Park site

Source: West of England GTAA
Stage 1 - Existing sites 1-4

1. Bank Road, Pilning
   Parish: Pilning & Severn Beach
   Ward: Pilning & Severn Beach
   This site is located directly to the north of the Pilning development boundary along Bank Road in Pilning. The site lies within the Bristol and Bath Green Belt and a Flood Risk Zone.
   It is believed that this existing site could provide an additional 5 residential pitches.

2. Frampton Park, Bristol Road, Frampton Cotterell
   Parish: Iron Acton
   Ward: Frampton Cotterell
   This site is located between Frampton Cotterell and Iron Acton along the Bristol Road. The site lies within the Bristol and Bath Green Belt and a Flood Risk Zone.
   It is believed that this existing site could provide an additional 4 residential pitches.

3. Henfield Paddock, Henfield Road, Coalpit Heath
   Parish: Westerleigh
   Ward: Westerleigh
   This site is located on Henfield Road, Henfield. The site lies within the Bristol and Bath Green Belt.
   It is believed that this existing site could provide an additional 1 residential pitch.

4. Cottage View, Gloucester Road, Almondsbury
   Parish: Almondsbury
   Ward: Almondsbury
   This site is located on the A38 in Almondsbury. The site lies within the Bristol and Bath Green Belt.
   It is believed that this existing site could provide an additional 2 residential pitches and 1 transit pitch.
**Stage 1 - Existing sites 5 - 8**

**Green Orchards, Berwick Lane, Easter Compton**
- Parish: Almondsbury
- Ward: Almondsbury

This site is located along Berwick Lane in Easter Compton. The site lies within the Bristol and Bath Green Belt. It is believed that this existing site could provide an additional 2 residential pitches and 1 transit pitch.

**Hill View, Badminton Road, Nibley**
- Parish: Westerleigh
- Ward: Westerleigh

This site is located along Badminton Road, Westerleigh. The site lies within the Bristol and Bath Green Belt. It is believed that this existing site could provide an additional 3 residential pitches.

**Bridge View, Westerleigh Road, Westerleigh**
- Parish: Westerleigh
- Ward: Westerleigh

This site is located on Westerleigh Road, Westerleigh. The site lies within the Bristol and Bath Green Belt. It is believed that this existing site could provide an additional 1 residential pitch and 1 transit pitch.

**Elm Farm, Westerleigh Road, Westerleigh**
- Parish: Westerleigh
- Ward: Westerleigh

This site is located along Westerleigh Road, Westerleigh. The site lies within the Bristol and Bath Green Belt. It is believed that this existing site could provide an additional 3 residential pitches and 1 transit pitch.
Stage 2 - **Additional sites 9-10**

**In close proximity to existing Gypsy and Traveller sites**

**Land at Bank Road, Pilning (2)**

- **Parish:** Pilning & Severn Beach
- **Ward:** Pilning & Severn Beach

This site is located directly north of the Pilning development boundary along Bank Road in Pilning, immediately adjacent to the existing authorised Gypsy and Traveler site. The site lies within the Bristol and Bath Green Belt and a Flood Risk Zone.

It is believed that this site could provide 4 residential pitches.

**Land adjacent to Northwood Park, Winterbourne**

- **Parish:** Winterbourne
- **Ward:** Winterbourne

This site is located along the Old Gloucester Road, Winterbourne, directly north of the existing Council owned Gypsy and Traveller site, Northwood Park. The site lies within the Bristol and Bath Green Belt.

It is believed that this site could provide 10 residential pitches and 2 transit pitches.
Stage 3 - Additional sites 11-14

11. Homefields, Hall End Lane, Wickwar

Parish: Wickwar  Ward: Wickwar

This site is located between Rangeworthy and Wickwar along Hall End Lane. This rural site lies within Zone A - unconstrained land.

It is believed that this site could provide 5 residential pitches.

Ownership: Private

12. Land at Wyckbeck Road, Patchway

Parish: Almondsbury  Ward: Patchway

This site is located to the south of Cribbs Causeway with access from Passage Road. The site lies directly south and west of Filton Airfield within an existing urban area.

It is believed that this site could provide 8 residential pitches and 8 transit pitches.

Ownership: Private

13. Land at Kendall Close, Yate

Parish: Yate  Ward: Westerleigh

This site is located between the Badminton and Westerleigh Business Parks and comprises an unused roadway within Area G - settlement zone.

It is believed that this site could provide 10 transit pitches.

Ownership: Council

14. Land adjacent to Aust Services, Sandy Lane, Aust

Parish: Aust  Ward: Severn

This site is located adjacent to the motorway services at Sandy Lane in Aust and is an existing unauthorized encampment. The site lies within the Bristol and Bath Green Belt.

This existing site could provide 2 residential pitches and 1 transit pitch.

Ownership: Highways Agency
Stage 3 - Additional sites 15-17

**Land at Curtis Lane, Stoke Gifford**

- **Parish:** Winterbourne
- **Ward:** Winterbourne

This site is located off Curtis Lane in Stoke Gifford directly to the south of the railway line. The site lies within the Green Belt.

It is believed that this site could provide 2 residential pitches and 1 transit pitch.

Ownership: Private

**Land at Northwick Road, Pilning**

- **Parish:** Pilning and Severn Beach
- **Ward:** Pilning and Severn Beach

This site is located along Northwick Road, Pilning. There are residential dwellings to the immediate west of the site, while land to the south and east is predominantly agricultural. The site lies within the Bristol and Bath Green Belt and a Flood Risk Zone.

It is believed that this existing site could provide 1 residential pitch.

Ownership: Private

**Land at Old Gloucester Road, Winterbourne**

- **Parish:** Winterbourne
- **Ward:** Winterbourne

This site is located north of the M32 motorway, west of the M4 and east of Mulgrove Farm in Winterbourne. The site lies within the Bristol and Bath Green Belt.

It is believed that this site could provide 6-8 residential pitches and 2-4 transit pitches.

Ownership: Unknown

Land registry searches have revealed that the land is unregistered. Further enquiries are being made.
1. Introduction

If you would like this document in another language, large print, braille or audiotape please contact 01454 868004.